



Los Angeles Grand Avenue Authority



Board of Directors

Hon. Gloria Molina, Chair
Hon. Jan Perry, Vice Chair
William T Fujioka, Secretary
Cal Hollis
Dale Bonner, Ex Officio

AUGUST 23, 2010 MINUTES

The thirty-third meeting of the Los Angeles Grand Avenue Authority was held August 23, 2010, at the Kenneth Hahn Hall of Administration, Room 374-A, 500 West Temple Street, Los Angeles, CA.

CALL TO ORDER

Chairperson Gloria Molina called the meeting to order at 10:05 a.m. The following Directors were present constituting a quorum of the JPA Board:

Honorable Gloria Molina, First District Supervisor, County of Los Angeles
Honorable Jan Perry, Ninth District Councilmember, City of Los Angeles
William T Fujioka, Chief Executive Officer, County of Los Angeles
Cal Hollis, Chief Operating Officer, Community Redevelopment Agency
Dale Bonner, Ex-Officio

APPROVAL OF THE JULY 7, 2010 MINUTES

On motion of Director Perry, seconded by Director Fujioka and duly carried, the JPA Board approved the July 7, 2010 minutes as submitted.

GRAND AVENUE PROJECT STATUS REPORT – NELSON RISING

Nelson Rising, Chair, Grand Avenue Committee reported construction of the Civic Park began on July 12th and asked Barry Widen to provide an update.

Barry Widen, Related Company, reported the following:

- Project has been under construction for six weeks, major tasks undertaken the first month include: securing the site, providing access to Starbucks and emergency exits, tree protection, removal and storage of trees, and preservation of historical monuments and statues are halfway complete;
- Demolition has begun with removal of sidewalks and planters at the South Grand Avenue ramp and will take approximately one month. Asphalt has been removed in block four and mass excavation will begin towards the end of this week;

- Over the next month there will be ongoing demolition and grading to prepare for starting structural concrete work; and
- Communication has been an extensive process with the contractor completing monthly and weekly reports and the County setting up a website. Commended Dawn McDivitt on her interface with employees at the Hall of Administration and her monthly meetings with surrounding entities.

Supervisor Molina also thanked and praised Ms. McDivitt's efforts. At the request of Director Bonner, Mr. Widen will resend information on the amount of jobs being supported by this project and assured Director Perry that photographs are being taken.

Mr. Rising also reported the following:

- On July 15th the CRA approved the various documents that are before this board followed by approval by the City Council. Approval of the documents today is recommended to pave the way for the building of the Broad museum to house the Broad collection on Parcel L which is part of Phase II; and
- California's unemployment rate is 12.2% and the Grand Avenue project will create lasting improvements while giving the economy a major boost at a crucial time. There will be over 157 million dollars worth of construction by mid fall.

PUBLIC HEARING AND CONSIDERATION OF VARIOUS ACTIONS RELATING TO THE PROPOSED MUSEUM AND PARKING STRUCTURE ON A PORTION OF PARCEL L (GRAND AVENUE & 2ND STREET) OF PHASE II OF THE GRAND AVENUE PROJECT

The JPA Board opened the public hearing and Martha Welborne, Managing Director of the Grand Avenue Committee presented the following documents which state the terms of the agreements concerning the inclusion of the museum on Parcel L and which also assess the environmental impacts of this change in the scope of development:

- Addendum to the Final Environmental Impact Report (which concludes that no substantial changes occur as a result of including the museum);
- Amendment to the Disposition and Development Agreement (which adds the possibility of a cultural facility in Phase II of the Scope of Development and which specifies the terms and conditions for the development and lease of a portion of Parcel L for the museum);
- Amended and Restated Conveyance and Funding (C & F) Agreement between the Authority and the CRA (which establishes the process for the conveyance of a leasehold interest in the museum parcel to the Broad Collection, and the potential conveyance of a leasehold interest in the parking facility to the developer). The C&F Amendment also authorizes the use of \$7.7 million in funds provided by Mr. Broad to be held in trust by the County Treasurer for the Authority to be used for affordable housing in Phase II of the Grand Avenue Project. In addition, the C&F Amendment authorizes the application of the Extension Fee of up to \$6 million to be used for affordable housing in Phases I and II of the project;

- Assignment and Assumption Agreement (which indicates the consent of this board to the assignment of The Broad Collection by GALA to develop a portion of Parcel L); and
- Schematic Design Submission of the Parking Facility that will be located below the museum on Parcel L

Director Perry thanked Mr. Broad for his contribution of 7.7 million to devote to affordable housing and questioned whether language specific to affordable housing is included in the development agreement. Tim Chung, Deputy City Attorney clarified the language is included in the Conveyance and Funding Agreement between the Authority and the CRA and provides for \$7.7 million for use by the CRA on affordable housing and in the event Phase II does not move forward it would be allowed for use by the CRA for housing in the downtown area.

Ms. Welborne asked that the JPA Board approve the documents substantially as attached to allow for minor technical corrections. Helen Parker, Deputy County Counsel added if there are substantive changes the document would be resubmitted to the JPA Board for approval.

Shizhong Chen representing the Los Angeles Fei Tian Arts Center Planning Group addressed the JPA Board regarding not having the opportunity to express their proposal to build a performing arts center in the Grand Avenue Park. Mr. Chen wished Mr. Broad the best in today's approval and in all he aspires to achieve.

Carol Schatz, President, of the Central City Association in the Downtown Center Business Improvement District expressed her support of Mr. Broad's gift which builds on his work and many others in creating a cultural corridor that serves the entire region on Grand Avenue giving cultural tourists a reason to visit Downtown and added the Economic Development Foundation estimates this project alone will create additional jobs and additional funds in indirect economic benefit.

Director Molina joined in complimenting the entire project and Mr. Broad. She thanked him and expressed her appreciation for the \$7.7 million received for affordable housing and the arts which lack the funding needed.

On motion of Director Hollis, seconded by Director Perry, and duly carried, the JPA Board approved the following:

Addendum to the Final Environmental Impact Report;
First Amendment to the Disposition and Development Agreement;
Authorize the GAC to negotiate and Chair to execute various ground leases;
Amended and Restated Conveyance and Funding;
Assignment and Assumption Agreement;
Schematic Design Submission of the Parking Facility that will be located below the museum on Parcel L

PHASE II SCHEMATIC DESIGN SUBMISSION DATE – MARTHA WELBORNE

Ms. Welborne reported that although the JPA Board had granted extensions in the past for Phase I of the development project, the schedules for Phases II and III have never been extended. The first design submission deadline for Phase II of the project is September 16, 2010 and it is proposed that the JPA Board grant a 90 day extension. Revising the submission date to December 16, 2010 provides sufficient time for all to consider Related's larger extension request.

On motion of Director Hollis, seconded by Director Perry, and duly carried, the JPA Board approved a 90 day extension on Phase II Schematic Design Submission Date.

PUBLIC COMMENT

There was none.

DISCUSSION OF FUTURE AGENDA ITEMS, DATE OF NEXT MEETING – MARTHA WELBORNE

Ms. Welborne reported that the next JPA meeting is scheduled for September 27, 2010.

ADJOURNMENT

There being no further business, Director Molina adjourned the meeting at 10:35 a.m.